

**City of Central Point
Planning Commission Minutes
April 5, 2016**

I. MEETING CALLED TO ORDER AT 6:05 P.M.

II. ROLL CALL

Commissioners Chuck Piland, Craig Nelson, Tom Van Voorhees, Kay Harrison, Rob Hernandez and Mike Oliver were present. Also in attendance were: Tom Humphrey, Community Development Director, and Karin Skelton, Planning Secretary. Elisabeth Powell was absent

PLEDGE OF ALLEGIENCE

III. CORRESPONDENCE

None

IV. MINUTES

Kay Harrison made a motion to approve the minutes of the February 2, 2016 Planning Commission Meeting as presented. Tom Van Voorhees, seconded the motion: ROLL CALL: Craig Nelson, yes; Tom Van Voorhees, yes; Rob Hernandez: abstained, Kay Harrison, yes; Mike Oliver, yes. Motion passed.

V. PUBLIC APPEARANCES

None

VI. BUSINESS

A. Consideration of a Conceptual Land Use and Transportation Plan for Urban Reserve Area CP-3

Tom Humphrey stated that the City's Regional Plan Element includes a provision that prior to expansion of the urban growth boundary into an urban reserve area it is necessary to adopt a conceptual land use and transportation plan for the affected urban reserve area. The city received a request to add Urban Reserve Area CP-3 to the City's UGB for additional job creation. The City Council responded to this request by passing a Resolution of Intent to initiate a UGB amendment.

He informed them that the City currently has eight urban reserve areas and there are concept plans for four of them. City staff conducted a preliminary discussion with the Planning Commission in November to create a concept plan that reflects local land use expectations and remedies for traffic congestion that land uses may generate. The Commission and the Citizen's Advisory Committee each participated in a planning 'charrette' to come up with land use and transportation scenarios for the concept plan. Staff has crafted two land use plans for the Commission to consider.

The City agreed to an employment/open space split in the Regional Plan (42% and 58% respectively). Of the 36 acres in CP-3 there are 15 acres that can be considered for employment under the Regional Plan and 21 acres for open space. There are 1.88 acres zoned for residential use given the existence of several multi-and single-family homes between Gebhard Road and Bear Creek. The question is whether to take residential acreage out of the employment total or out of the open space total.

He advised the Commissioners that if the residential area was zoned open space it would downgrade the properties. If the TOD zoning was implemented, it would accommodate the residents, give them multiple options and would add value to their land should they annex into the City.

He requested the Commission's input regarding alternative uses, indicating that consideration should be given to the various constraints that exist in this area (e.g. natural, physical and political boundaries).

The Planning Commission discussed various options with regard to the location of a bridge over Bear Creek, the extension of Beebe Road and the impact the improvements would have on traffic.

Mr. Humphrey explained the differences between the current zoning which was C-4 as opposed to using the TOD zoning of GC. He said that the GC zoning would be the most versatile. The Planning Commissioners expressed a preference for the TOD – GC zoning.

The Commissioners expressed the desire to continue to make the Greenway easily accessible. They felt that as the area was developed, people might be encouraged to ride bikes to work along the Greenway.

Mr. Humphrey suggested that the Planning Commission consider the type of traffic that would be generated by different uses allowed in each zone.

Kay Harrison stated that it might be an idea to collaborate with the County to create a plan that would work to enhance the Expo and its events and create a safe traffic plan for increased load during events as well as regular daily traffic concerns.

Various options for the location of the extension of Gebhard Road were discussed.

Mr. Humphrey stated that he would create two separate concept plans and traffic circulation plans using the input from the Planning Commission and the Citizen's Advisory Committee. He suggested sending the proposed plans to ODOT, Jackson County and the DLCD for comment and bring them to the Planning Commission in May so they could make a recommendation to the City Council. He added that once a conceptual plan had been recommended, a traffic study would be done utilizing the proposed plan.

Mike Oliver made a motion to direct staff to contact affected agencies for comment and return in May for a formal recommendation to the City Council. Tom Van Voorhees seconded the motion. ROLL CALL: Mike Oliver, yes; Kay Harrison, yes; Tom Van Voorhees, yes; Craig Nelson, yes; Rob Hernandez, yes. Motion Passed.

VII. DISCUSSION

A. Costco Conditional Use Application

Mr. Humphrey updated the Planning Commission regarding the proposed Costco Conditional Use Application. He stated that the City Council had affirmed the Planning Commission's recommendation in favor of the application and that the two individuals who had appealed the original decision of the Planning Commission had 21 days from the date of Council's decision (March 25, 2016) in which to file an appeal with LUBA. If that was the case, the City would be asking for attorney's fees and costs to be awarded should they prevail.

Dan O'Connor, City Attorney, explained the appeals procedure to the Planning Commission.

B. Urban Renewal – East Pine Street Streetscape

Mr. Humphrey advised the Planning Commission that the Development Commission had approved funding for the engineering design work on East Pine Street. He showed a map of the downtown area and indicated that the improvements would run on Pine Street from 6th Street to Front Street. Mr. Humphrey stated that Adkins Engineering has been selected for the project and they would be meeting with the City to discuss the phases of the project. He

noted that the actual cost of the improvements would determine the timing and how many phases would be implemented. He added that there would be opportunities for stakeholders to give input and those meetings would be open to the public.

The Commissioners mentioned that currently E. Pine Street was not particularly attractive and that many of the storefronts needed updating. Mr. Humphrey said that there were plans to contact business owners and let them know about loan options available to them for improvements. He added that there was a Downtown Façade study that had been compiled several years ago that that might be a resource for some of the business owners. The work would most likely begin after Christmas, probably in the spring of 2017. He said that Adkins Engineering had plans to do the improvements on one side of the street at a time in order to cause as little inconvenience to businesses as possible.

C. Director's Code Interpretation Regarding Outdoor "Dog Run "

Mr. Humphrey explained to the Commissioners the different types of land use review procedures. He explained that this application, for a veterinary clinic which included an outdoor dog run, was a type II procedure which was decided by the Community Development Director. He added that he wanted to bring the matter before the Commissioners for their information and comments. He stated that the proposed dog run would be used strictly for the purpose of allowing animals to relieve themselves in a controlled and safe environment. He said that all dogs would be on a leash and accompanied by an attendant. The run would provide containment should a dog escape his leash and would also provide a protected environment for the animals and employees who were attending them. He stated that the animals would utilize the run for very limited periods of time. Any animals that were retained overnight for recovery purposes would be housed inside the building.

Mr. Humphrey informed the Planning Commission that a chef from Ashland and his wife have decided to open a sit down coffee shop on Pine Street by the Human Bean.

He also informed them that The Big House has now been taken over by the Tea House, and the small unit in the rear is being used to make tamales. It is not a restaurant though.

VIII. ADMINISTRATIVE REVIEWS

None

IX. MISCELLANEOUS

X. ADJOURNMENT

Mike Oliver made a motion to adjourn, Tom Van Voorhees seconded. All commissioners said "aye". Meeting adjourned at 7:25 p.m.

The foregoing minutes of the April 5, 2016 Planning Commission meeting were approved by the Planning Commission at its meeting on the 5 day of May, 2016.


Planning Commission Chair